



24 Sunnyside Drive
Drumoak, Aberdeenshire, AB31 5EW

ledingham
chalmers
estate agency



Hall



Lounge

**24 Sunnyside Drive
Drumoak, Aberdeenshire, AB31 5EW**

**Immaculate three bedroom detached home
with garage and garden**



Kitchen



Three beds.



Two bathrooms.



Two public rooms.

Immaculate three bedroom detached home with garage and garden

We are delighted to offer for sale this superbly presented three bedroom family home which is finished to the highest of standards with all rooms being stylishly decorated, making this a truly unique property to call home.

Upon entering the property you experience a light and airy feeling, with practical and modern wood effect flooring having been fitted to the hall, lounge, WC, kitchen and utility which helps seamlessly tie all the rooms together.

A sophisticated and stylish lounge is found to the front of the property, decorated in a beautiful heritage green colour and complete with statement steam and heater fire place this is a perfect relaxing space. The spacious kitchen and dining area is located to the rear of the property, with views over the rear garden. The kitchen is modern and perfectly designed to make the most of the space. A useful utility is located to the side of the kitchen, with matching units to that found in the kitchen keeping a stylish continuity. Rear access to the garden can also be found from the utility room. The dining area is spacious and conveniently located off of the kitchen creating a great family space.

The sun room is a fantastic feature of the down stairs accommodation and is accessed from the dining area. This room benefits from an enhanced ceiling height, exposed wooden beams and multiple windows which frame the surround gardening and provides an amazing sun trap in the warmer months. Under floor heating can also be found in this room.



Dining area



Sun room



WC

Completing the downstairs accommodation is a striking WC and generous double bedroom with fitted wardrobes and en suite complete with walk in shower and useful storage units below the sink. Both of these rooms are fitted with under floor heating.

A tartan carpeted stairs with carved open wood balustrades ascends you to the first floor landing. On this floor you will find two bedrooms, both of which are spacious double bedrooms with the master bedroom having a four panel fitted wardrobe and bedroom two a two panel fitted wardrobe, providing plenty of storage for both rooms.

Completing the upstairs accommodation is a large storage cupboard, which is currently utilised for laundry, and modern family bathroom with bath and sky light window.

Externally the property has fantastic useable space both to the front and rear. The front offers a spacious drive way which can host multiple cars side by side, access to the garage and a cleverly designed patio area, which is perfect for a morning coffee.

To the rear is a well maintained garden, which is mainly laid to lawn with mature shrubs and trees. A patio area can also be found in the corner of the garden. A water butt and log store is to the side of the property and will be included in the sale.



Rear garden

Accommodation and plans

Hallway	3'4" x 15'3"	1.02m x 4.65m
Lounge	12'3" x 15'4"	3.73m x 4.67m
WC	6'11" x 3'0"	2.11m x .91m
Kitchen	26'10" x 10'2"	8.18m x 3.1m
Sun room	12'5" x 12'3"	3.79m x 3.73m
Utility	5'3" x 7'7"	1.6m x 2.31m
Guest bedroom	12'9" x 9'6"	3.89m x 2.9m
En suite	5'5" x 7'10"	1.65m x 2.39m
Master bedroom	12'3" x 14'9"	3.73m x 4.5m
Bathroom	6'1" x 7'4"	1.85m x 2.24m
Bedroom two	12'2" x 16'11"	3.71m x 5.16m

24 Sunnyside Drive



Directions

From Aberdeen travel on the North Deeside Road passing through Peterculter. Continue for approx. 3 miles until reaching the village of Drumoak. Turn right onto Sunnyside Drive and No 24 is located ahead on the right as indicated by our "For Sale" sign.

Location

Drumoak is a pleasant village with a regular bus service located approximately 11 miles west of Aberdeen on the main A93 road from Aberdeen to Banchory. Local amenities include a village shop, church, bowling green and a primary school. A wider range of amenities, quality shopping and secondary schooling is available at Banchory, just over 6 miles away. Nearby Peterculter also offers a good range of shopping amenities. Drumoak offers a friendly village atmosphere in a completely rural setting plus easy access to both the city and to the wide range of sports and leisure activities available on Royal Deeside.

Arrange a viewing

Viewing By appointment telephone 07949158600 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.